035.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,500 / 669,500
					USE VALUE:	669,500 / 669,500
					ASSESSED:	669,500 / 669,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIELASKI ROBERT/KAREN
Owner 2:	
Owner 3:	
Street 1:	75 N UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CLANCY JOHN J -
Owner 2:	CLANCY-BELLINGHIERI JOANNE -
Street 1:	75 N UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,131 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9131.000	225,400		444,100	669,500
Total Card	0.210	225,400		444,100	669,500
Total Parcel	0.210	225,400		444,100	669,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.64 | /Parcel: 357.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24422

GIS Ref

GIS Ref

Insp Date 12/06/18

!2881!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,400	0	9,131.	444,100	669,500	669,500	Year End Roll	12/18/2019
2019	101	FV	196,600	0	9,131.	402,500	599,100	599,100	Year End Roll	1/3/2019
2018	101	FV	196,600	0	9,131.	381,700	578,300	578,300	Year End Roll	12/20/2017
2017	101	FV	196,600	0	9,131.	333,100	529,700	529,700	Year End Roll	1/3/2017
2016	101	FV	196,600	0	9,131.	284,500	481,100	481,100	Year End	1/4/2016
2015	101	FV	195,600	0	9,131.	263,700	459,300	459,300	Year End Roll	12/11/2014
2014	101	FV	195,600	0	9,131.	218,600	414,200	414,200	Year End Roll	12/16/2013
2013	101	FV	195,600	0	9,131.	208,200	403,800	403,800		12/13/2012

PRINT

Date	Time
12/10/20	18:13:20

LAST REV

Date	Time
07/15/19	08:58:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2881

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLANCY JOHN J	43460-570		8/5/2004		409,000	No	No		
BELLINGHIERI SA	39015-592		5/1/2003		325,000	No	No		
	8060-447		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	24422
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2016	1369	Solar Pa	9,830	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Measured	163	PATRIOT
1/7/2005	MLS	MM	Mary M
2/29/2000	Meas/Inspect	197	PATRIOT
8/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9131		Sq. Ft.	Site		0	64.	0.76	3									444,114						444,100	

Total AC/HA: 0.20962 | Total SF/SM: 9131 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,114 | Spl Credit | Total: 444,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	74427
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326607
Depreciation:	101248
Depreciated Total:	225359

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

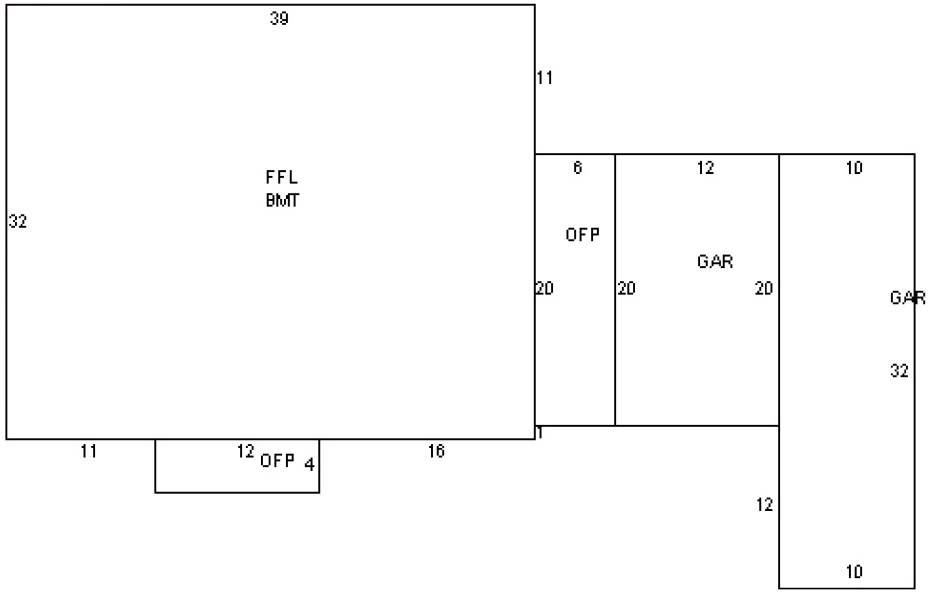
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	69.91
Final Total:	225400	Val/Su SzAd	180.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,248	61.550	76,819
FFL	First Floor	1,248	128.240	160,040
GAR	Garage	560	19.460	10,899
OFP	Open Porch	168	26.320	4,422

Net Sketched Area:	3,224	Total:	252,180
Size Ad	1248	Gross Are	3224	FinArea	1872
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc